



Envision Eugene UGB Recommendation

City Council Work Session
February 18, 2015



HOUSING



Presentation Outline

- Preliminary Recommendation
- What We've Heard
- Additional Analysis
- Revised Recommendation



Housing Affordability

- Past 30 years:
 - Family Income +6%
 - Rent +26%
 - Home Values +144%
- In 2010, 44% of all households (58% of renters and 31% of homeowners) had a housing cost burden



Planning for Housing

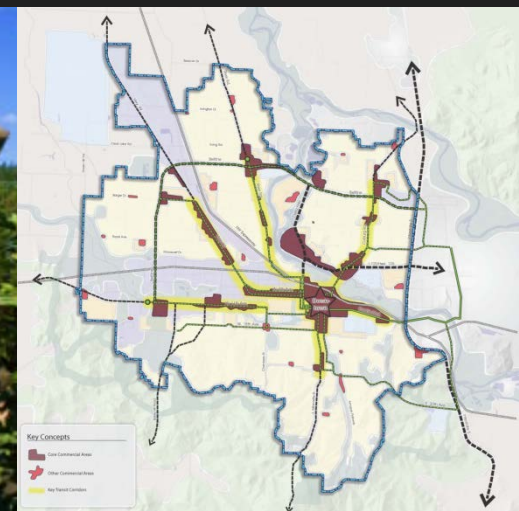
- 20 year population forecast
- New homes
- Demographic and economic trends
- Housing mix
- Capacity inside current UGB



Multi-Family Housing

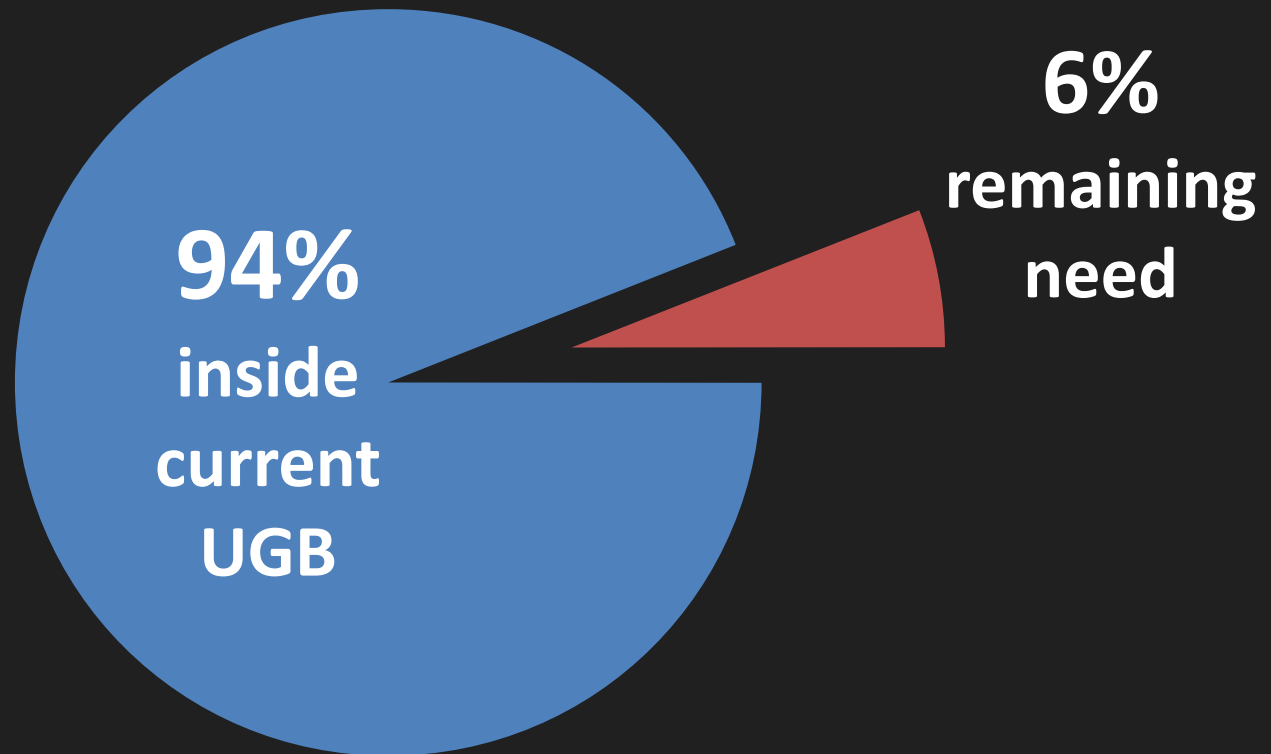
All multi-family homes will occur inside current UGB through:

- Development of vacant and partially vacant land
- Area planning for key transit corridors and core commercial areas
- Boosting redevelopment and average densities in the downtown, key transit corridors and core commercial areas



Single Family Housing

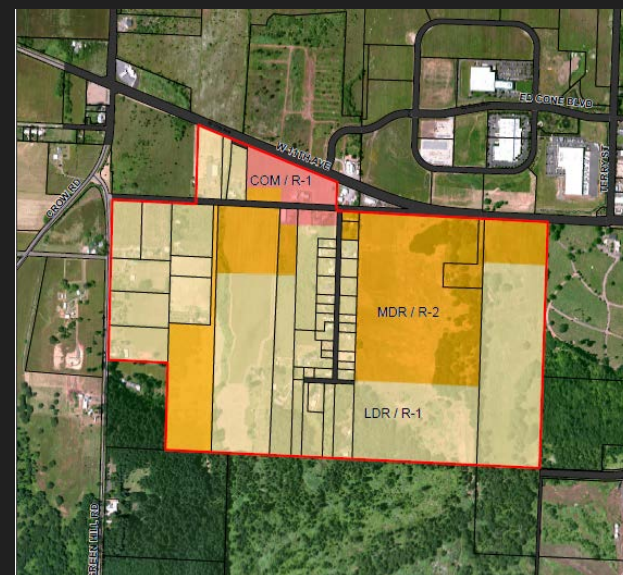
December 2014



Single Family Housing

Single family homes will occur:

- On vacant and partially vacant land
- Through new capacity created
 - Re-designation of nearly 200 acres
 - Infrastructure improvements
 - Resolution of transportation limitations

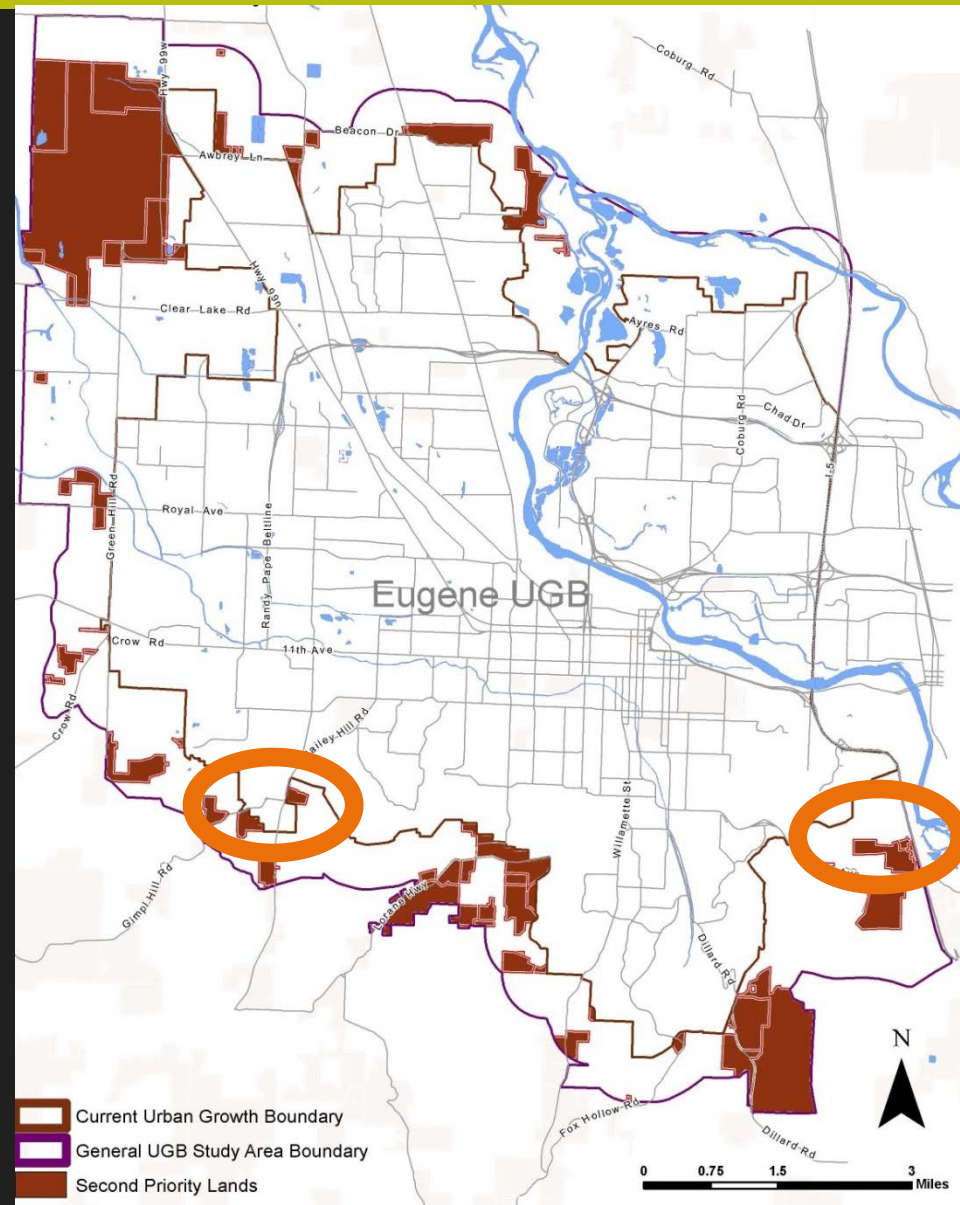


Preliminary Recommendation

December 2014

Bailey Hill/
Gimpl Hill

Bloomberg/
McVay



Preliminary Recommendation

December 2014

- Urban Reserve Planning
- Land Use
- Natural Resource Protections
- Transportation



Public Input Opportunities

- Community Open House
- On-line Open House and Survey
- Council Public Forum
- Emails and individual meetings
- Group presentations



What We've Heard

- Expansion Areas
- Housing Mix
- Housing Capacity



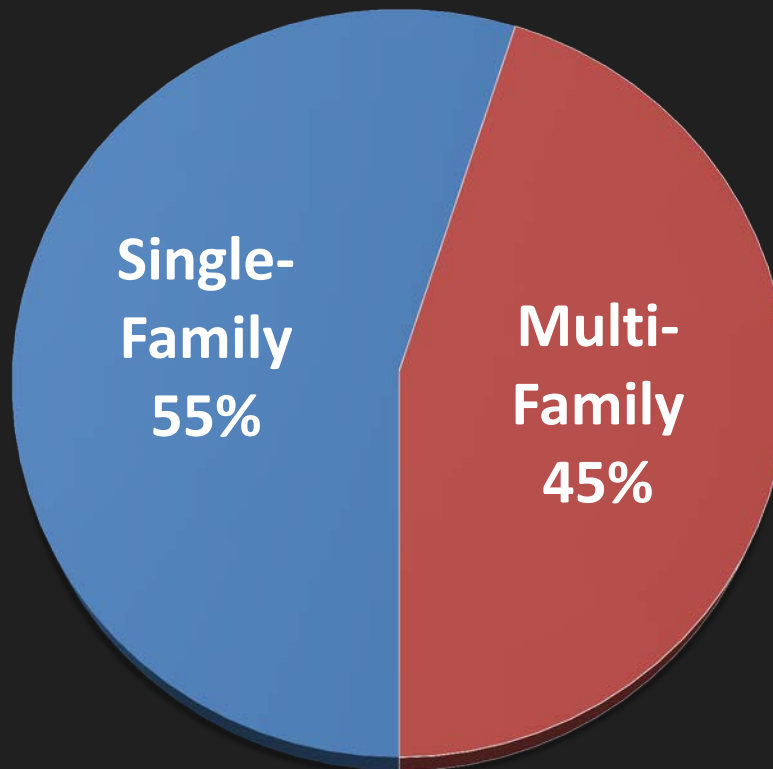
Additional Analysis

- Housing mix
- Housing capacity on sloped land



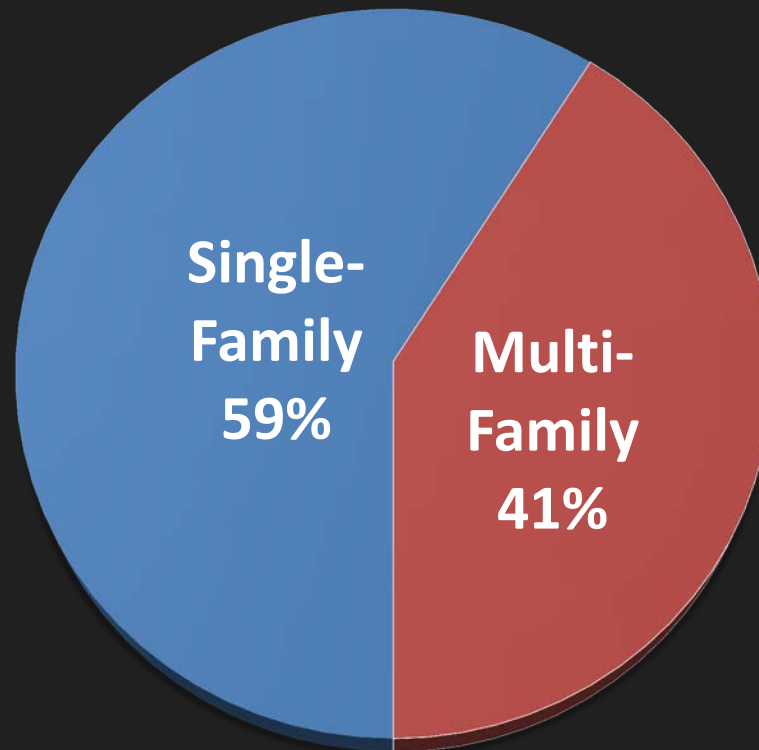
Additional Analysis

Housing Mix



Additional Analysis

2001-2014 Housing Mix All Housing Except Student Housing



Additional Analysis

Capacity on Sloped Land

- Application of density assumption
- Capacity above 900 feet in elevation



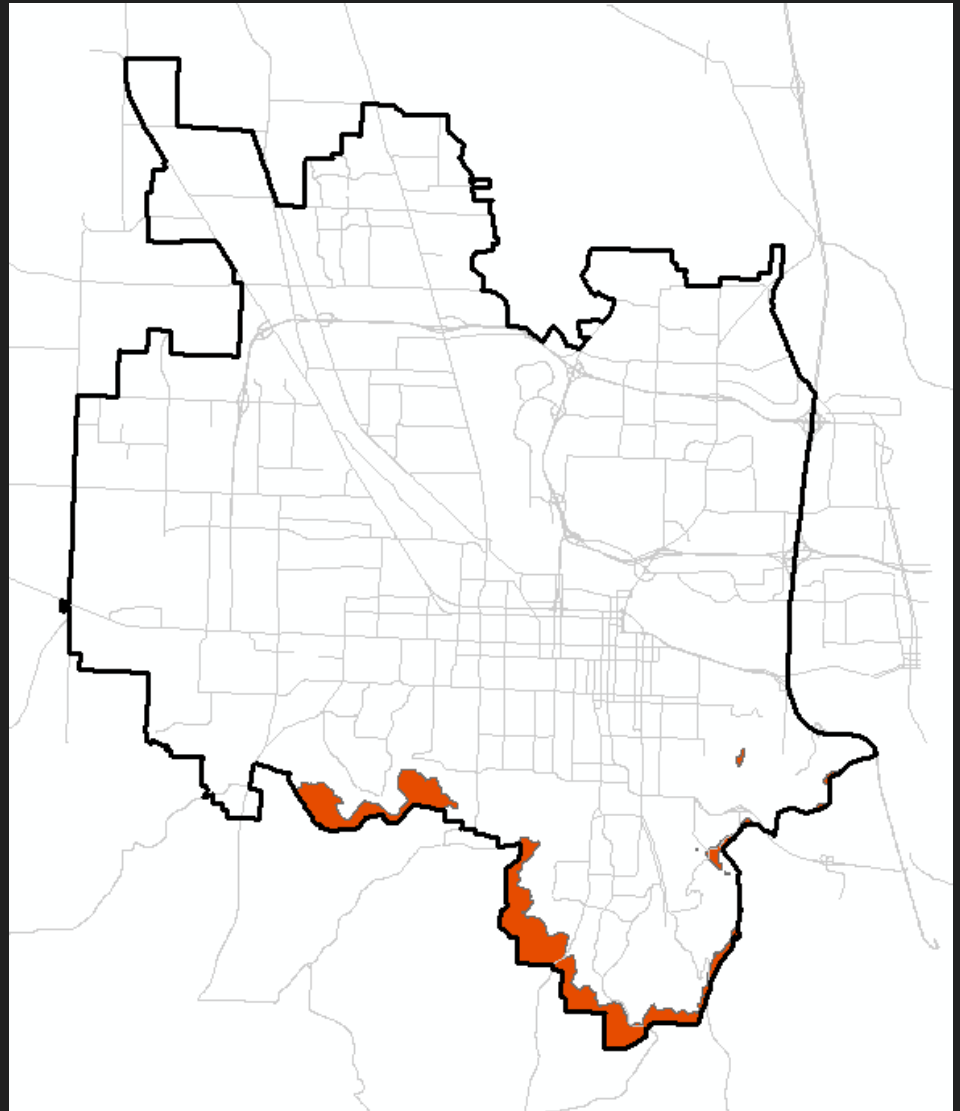
Additional Analysis

Application of density assumption on sloped land



Additional Analysis

Capacity above 900 feet

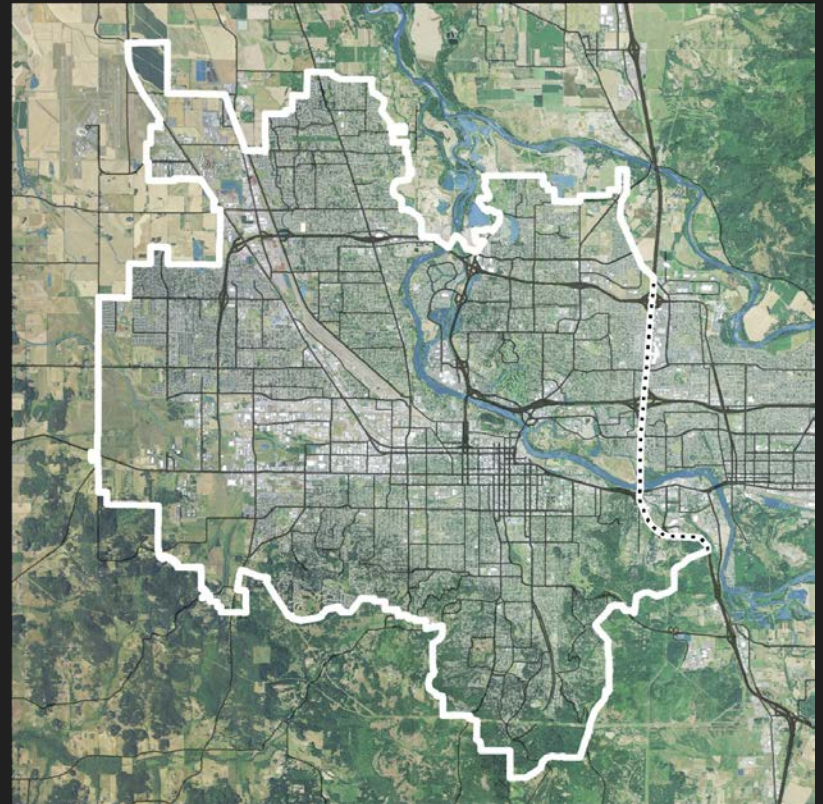


Revised Housing Recommendation

All housing can be accommodated within current UGB

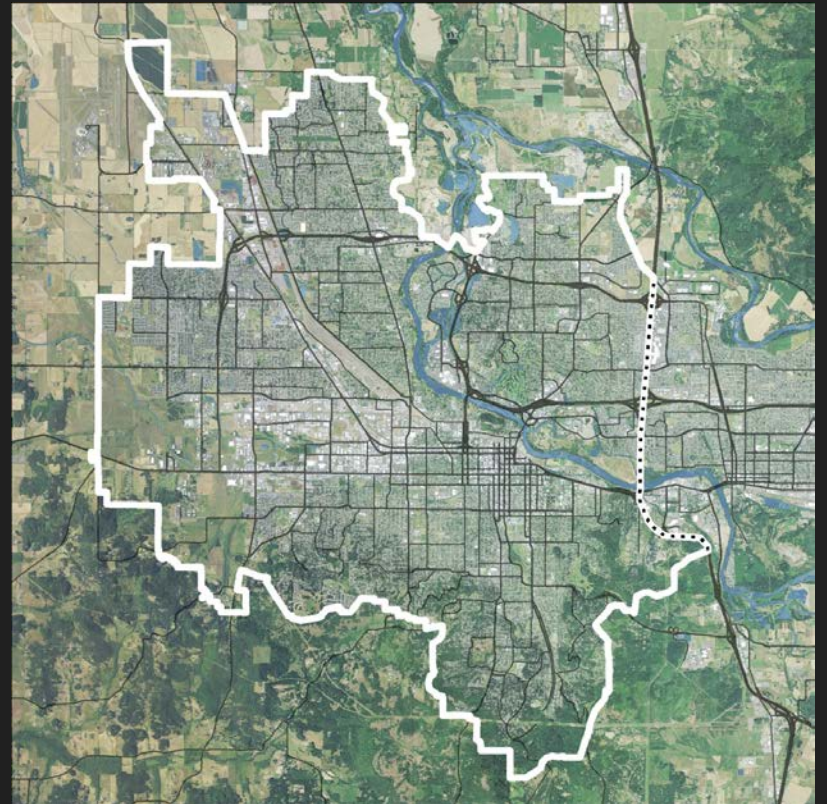
Creating new capacity through:

- Planning for development of re-designated lands
- Providing for needed infrastructure
- Resolving transportation limitations



Revised Housing Recommendation

- Monitoring Program
- Urban Reserve Planning



Next Steps for Housing

Public Forums on Revised Housing Recommendation

February 19 **Public Open House**

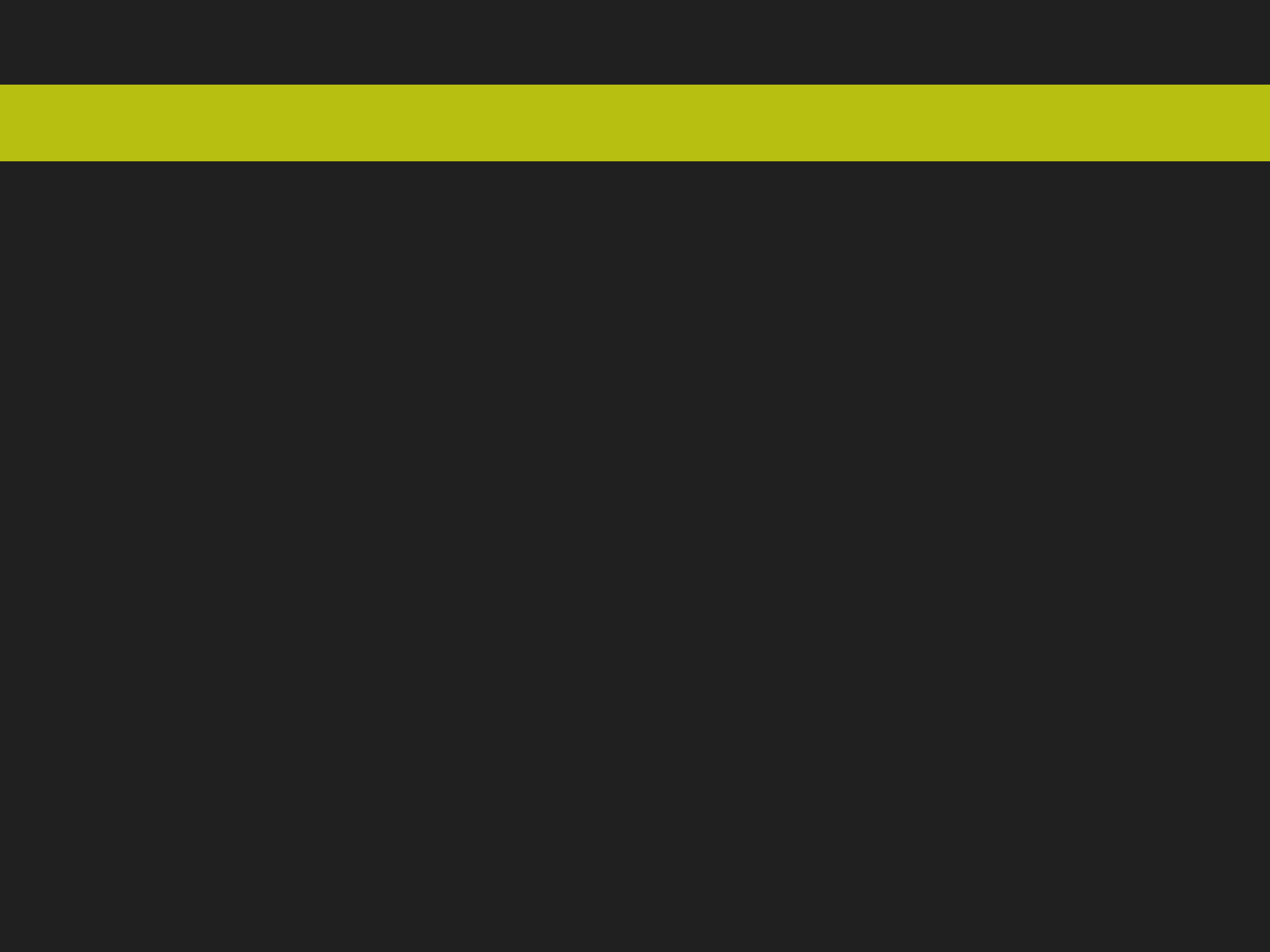
February 23 **City Council Forum**

Work Session on Revised Housing Recommendation

February 23 **Planning Commission**

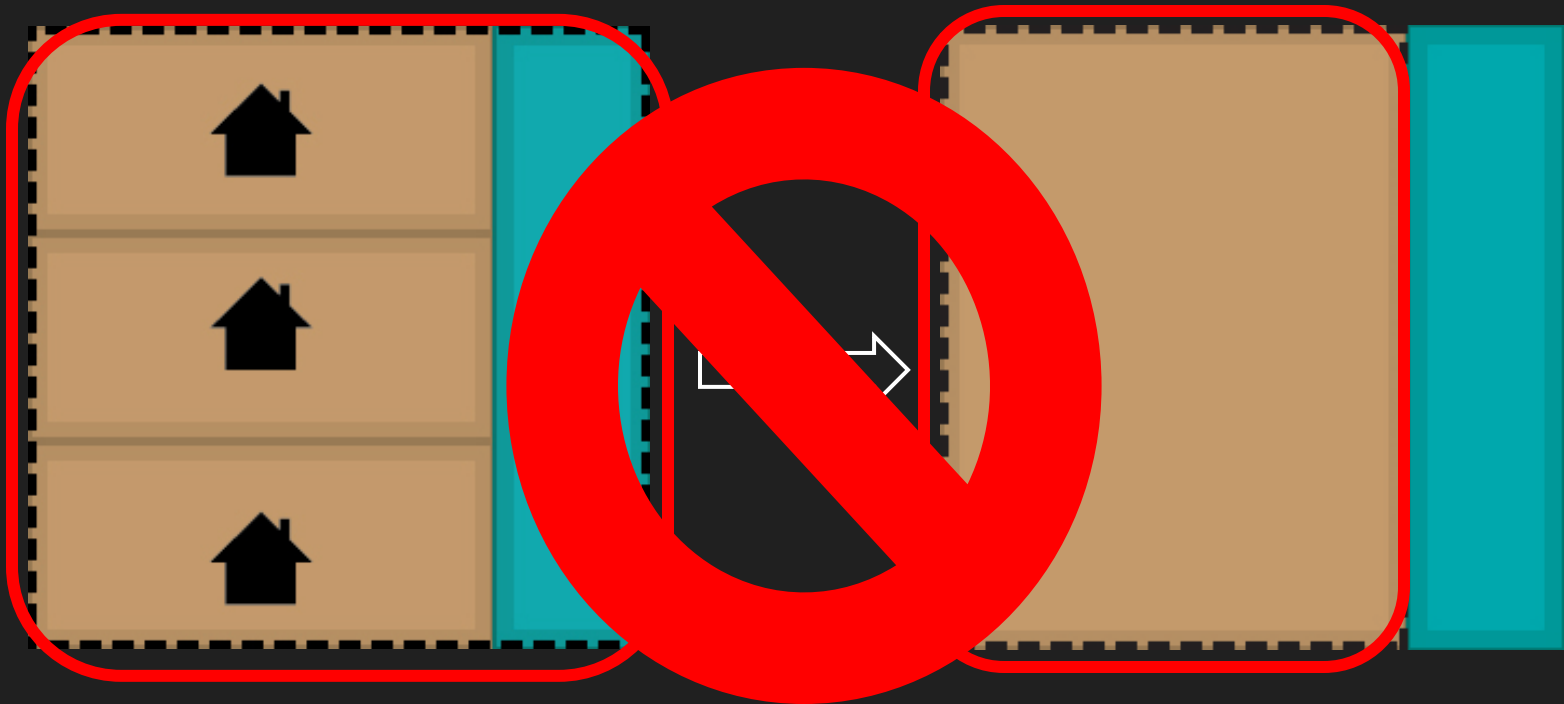
Direction on Revised Housing Recommendation

February 25 **City Council Work Session**



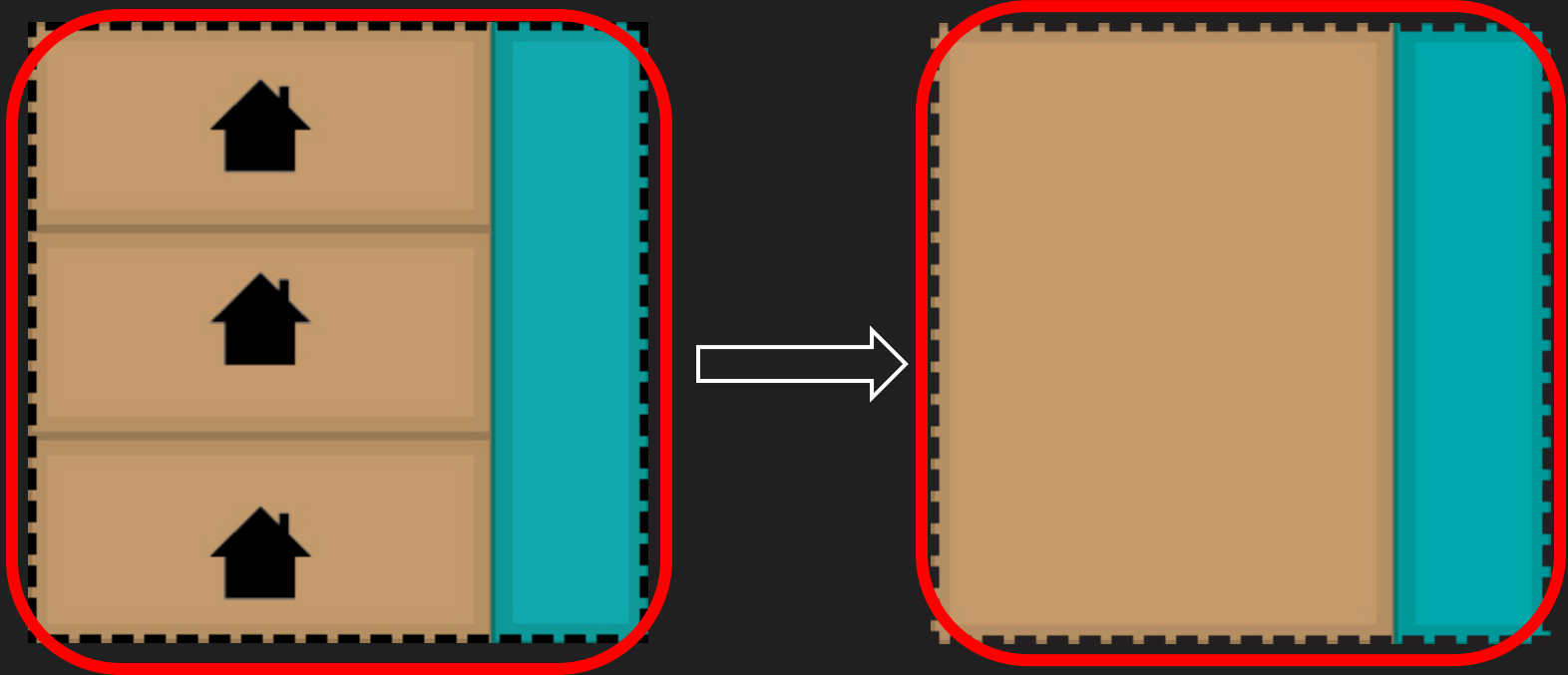
Additional Analysis

Application of density assumption

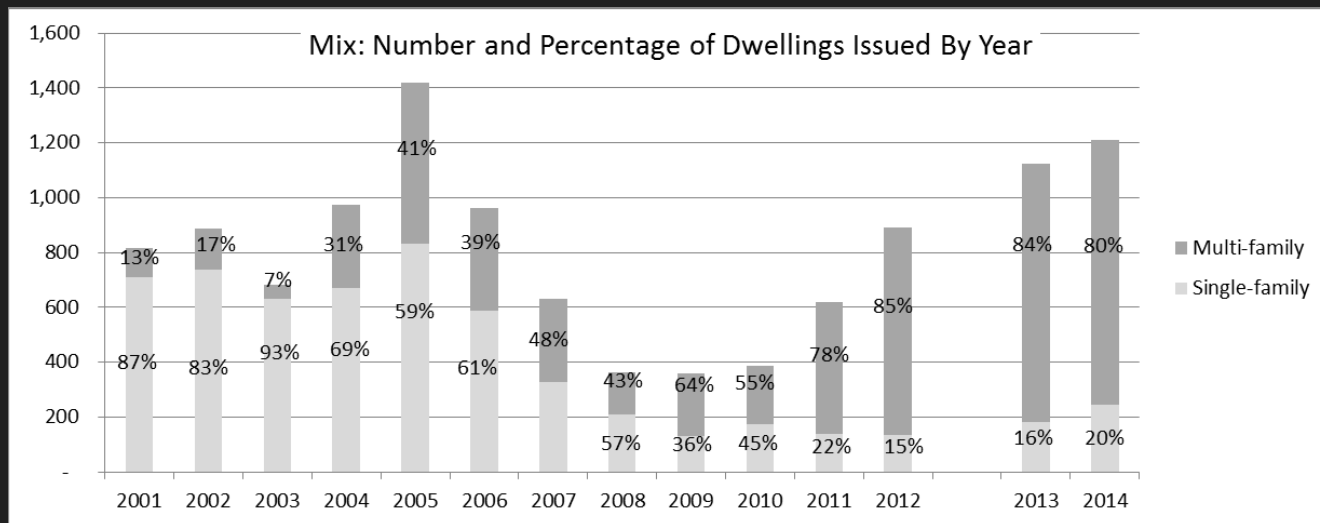


Additional Analysis

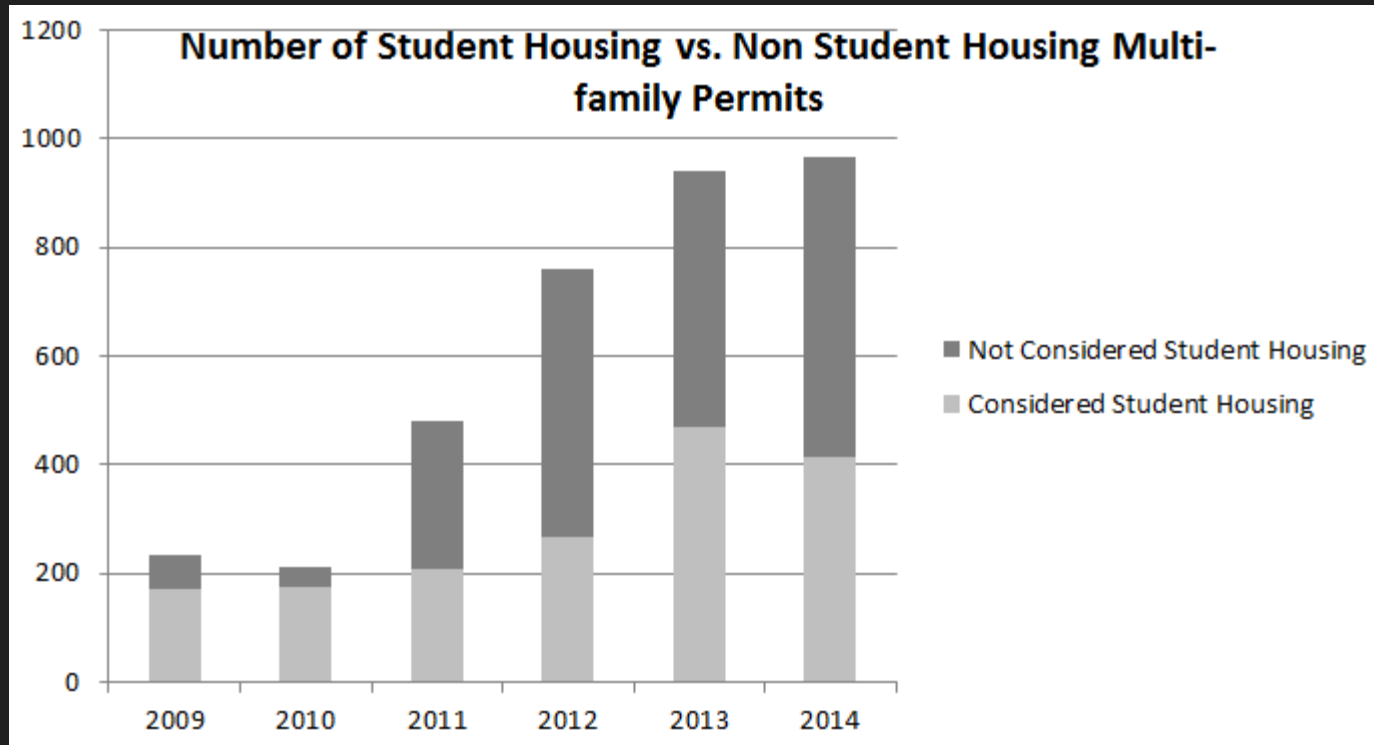
Application of density assumption



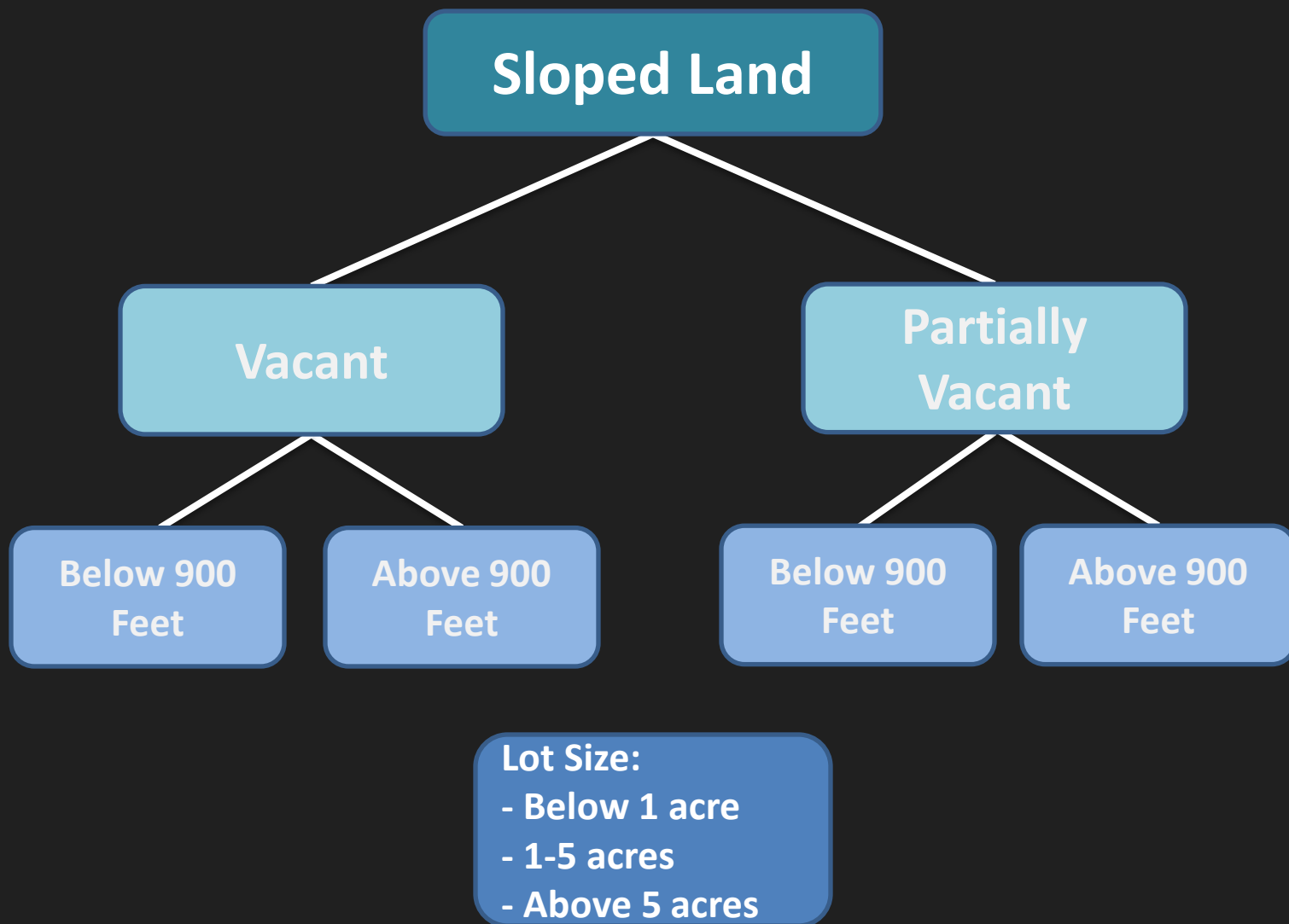
Housing Mix



Housing Mix



Density Assumptions on Sloped Land



Density Assumptions on Sloped Land

